

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jerry L. Thompson
13910 Seaview Way
Anacortes, WA 98221



200407070177
Skagit County Auditor

7/7/2004 Page 1 of 2 3:24PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81541

FIRST AMERICAN TITLE CO.
A81541-E-1

Statutory Warranty Deed

Grantor(s): Richard H. Lyon and Claudine M. Lyon
Grantee(s): Jerry L. Thompson and Nancy L. Thompson
Assessor's Tax Parcel Number(s): 4498-000-018-0001 P83465

THE GRANTOR Richard H. Lyon and Claudine M. Lyon, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerry L. Thompson and Nancy L. Thompson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "PLAT OF SEAVIEW DIV. NO. 2", according to the plat thereof recorded in Volume 14 of Plats, pages 52 and 53, records of Skagit County, Washington.

SUBJECT TO Easements, Restrictions or other Exceptions contained on Schedule B-1 attached hereto.

Dated: 6/29/2004

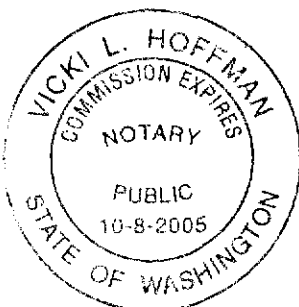
Richard H. Lyon

Claudine M. Lyon

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard H. Lyon and Claudine M. Lyon, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-6-04



Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

3479
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 07 2004

Amount Paid \$ 9.434
By Deputy

SCHEDULE "B-1"

Exceptions:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: O.B. McCorkle, et ux
And: Del Mar Community Service, Inc.
Dated: July 19, 1962
Recorded: July 9, 1963
Auditor's No.: 630694
Regarding: Membership Del Mar Community Service, Inc., including matters relative to certificates of membership, etc.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Seaview Div. No. 2
Recorded: June 27, 1988
Auditor's No: 8806270038
(Copy attached)

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Cascade Natural Gas Company, San Juan Fidalgo Cable Company, General Telephone Company and their respective successors and assigns under and upon the front 7 feet of each lot bordering Seaview Way as indicated on the plat of Seaview Div. No. 2 and the above described access and utility easement serving the lots at the Plat of Seaview Div. No. 2 in which to install, lay, construct, review, operate and maintain underground conduits, cables, wires and water line with necessary facilities and other equipment for the purposes of serving the subdivision and other property with gas, electric, water, television and telephone service, together with the right to enter upon lots at all times for the purposes stated.
3. A 7 foot wide utility easement affecting all lots within said subdivision.
4. A 20 foot drainage easement affecting Lot 11.



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